



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
156		MEDFORD ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	156
Owner 1:	BAYER ANDREW			
Owner 2:				
Owner 3:				
Street 1:	156 MEDFORD ST UNIT 156			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1: PEYTON JOHN T JR -	
Owner 2: -	
Street 1: 156 MEDFORD ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Wood Shingle Exterior and 988 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes	
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7458																	
Total AC/HA: 0.00000			Total SF/SM: 0			Parcel LUC: 102		Condo			Prime NB Desc		CONDO						Total:			Spl Credit				Total:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	443,200	3,300		446,500
Total Card	0.000	443,200	3,300		446,500
Total Parcel	0.000	443,200	3,300		446,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		451.92	/Parcel: 451.92

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	443,200	3300	.		446,500		Year end	12/23/2021
2021	102	FV	430,800	3300	.		434,100		Year End Roll	12/10/2020
2020	102	FV	424,600	3300	.		427,900	427,900	Year End Roll	12/18/2019
2019	102	FV	438,000	3300	.		441,300	441,300	Year End Roll	1/3/2019
2018	102	FV	404,300	3300	.		407,600	407,600	Year End Roll	12/20/2017
2017	102	FV	369,400	3300	.		372,700	372,700	Year End Roll	1/3/2017
2016	102	FV	369,400	3300	.		372,700	372,700	Year End	1/4/2016
2015	102	FV	342,200	3300	.		345,500	345,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT

[illegible]

PAT ACCT.

PRINT	
Date	Time
12/29/21	23:52:03
LAST REV	
Date	Time
07/26/18	11:11:11
apro	
3972	

USER DEFINED

Prior Id # 1:	33163
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2018	Measured	DGM	D Mann
9/25/2017	Measured	DGM	D Mann
9/25/2017	Permit Visit	DGM	D Mann
9/25/2017	Left Notice	DGM	D Mann
7/12/1999		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
//_

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1999.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1924	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdicth:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits: 1	Rating:	Good
A Kits:	Rating:	
Frpl: 1	Rating:	Good
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	40.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RMs: 5		BRs: 2		Baths: 1		HB						

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.6%

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98980200
Adj \$ / SQ:	407.551
Other Features:	70750
Grade Factor:	1.00
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544422
Depreciation:	101262
Depreciated Total:	443159

COMPARABLE SALES

[illegible]

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

PARCEL ID 047.A-0002-0004.0

[illegible]

More: N	Total Yard Items:	3,300	Total Special Features:		Total:	3,300
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	988	407.550	402,660
Net Sketched Area:		988	Total:	402,660
Size Ad	988	Gross Area	988	FinArea

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu # Ten
0					
8					

IMAGE

AssessPro Patriot Properties, Inc

